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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Board of Supervisors

MEETING DATE December 2, 2014	CONTACT/PHONE Terry Wahler, 781-5621	APPLICANT John Decker	FILE NO. AGP2013-00008						
SUBJECT Proposal by John Decker to alter the boundaries of an Agricultural Preserve, rescind an existing Land Conservation Contract and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. The property consists of approximately 340 acres within the Agricultural land use category and is located at 295 Monte Cristo Place, approximately 1,500 feet northwest of the intersection of Highway One and Highway 46, and approximately 1 mile south of the Urban Reserve Line of the Community of Cambria. The site is in the North Coast planning area.									
RECOMMENDED ACTION The Agricultural Preserve Review Committee and Planning Commission recommend approval of this request to alter the boundaries of an agricultural preserve to the Board of Supervisors as follows: <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 40%;">Preserve Designation:</td> <td>Cambria Agricultural Preserve No. 44, Amendment No. 1</td> </tr> <tr> <td>Minimum Parcel Size :</td> <td>320 Acres</td> </tr> <tr> <td>Minimum Term of Contract:</td> <td>10 Years</td> </tr> </table>				Preserve Designation:	Cambria Agricultural Preserve No. 44, Amendment No. 1	Minimum Parcel Size :	320 Acres	Minimum Term of Contract:	10 Years
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ENVIRONMENTAL DETERMINATION Categorical Exemption (Class 17) ED14-041 was issued for this project.									
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION SRA, GSA, TH	ASSESSOR PARCEL NUMBER 013-181-020	SUPERVISOR DISTRICT(S) 2						
PLANNING AREA STANDARDS: None Applicable		LAND USE ORDINANCE STANDARDS: Section 23.04.024c(2) – Minimum parcel size for new agricultural preserves							
EXISTING USES: Residence, barns, cattle grazing, cell towers									
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> North: Agriculture/Grazing lands, vacant South: Agriculture/Grazing lands, vacant & Recreation/Former Air Force Station </td> <td style="width: 50%; vertical-align: top;"> East: Rural Lands/Grazing lands, vacant West: Pacific Ocean </td> </tr> </table>				North: Agriculture/Grazing lands, vacant South: Agriculture/Grazing lands, vacant & Recreation/Former Air Force Station	East: Rural Lands/Grazing lands, vacant West: Pacific Ocean				
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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: None									
TOPOGRAPHY: Gently to steeply sloping		VEGETATION: Open grassland, oak woodland and chaparral							
PROPOSED SERVICES: None required		ACCEPTANCE DATE: June 6, 2014							
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER <input type="checkbox"/> SAN LUIS OBISPO <input type="checkbox"/> CALIFORNIA 93408 <input type="checkbox"/> (805) 781-5600 <input type="checkbox"/> FAX: (805) 781-1242									

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PROJECT REVIEW

This property and the property to the south (owned by Bradford Jones) are the subject of a proposed lot line adjustment. Both properties were once part of a larger ranch. The original homestead ended up being split between the two ownerships when the two legal parcels were sold because the parcel boundary was located in the middle of the homestead. The homestead site is relatively flat making it more appropriate for use as a ranch headquarters. The Decker's property includes most of the original homestead which includes a residence, barns, corrals and various cattle operations. Mr. Decker is proposing the lot line adjustment and agricultural preserve amendments to consolidate the homestead site entirely on his property.

Another reason for the lot line adjustment is to move the property line so that Mr. Jones' well is located on his own property (which was mistakenly located on the property line). Additionally, the lot line adjustment will improve the drainage maintenance situation by having the drainage course that runs through the home site included in a single ownership so that it can be managed more effectively to prevent flooding onto the access road.

The Jones property and the Decker property are in separate agricultural preserves and separate land conservation contracts. The alteration of the agricultural preserve boundary and new contract are necessary because the Government Code (Williamson Act) requires new contracts to be entered into when contracted land is subject to lot line adjustment. Also, the legal description for the contract must match the legal description for the parcel.

The adjustment involves the equal exchange of 4.73 acres such that each property will retain the same amount of acreage overall.

Site and Area Characteristics

The site consists of rangeland with open grassland, chaparral, oak woodland, and drainage courses with riparian vegetation. The site is used for cattle grazing and is surrounded by other rangeland properties.

The following table shows the Natural Resources Conservation Service soils rating of the site when it originally qualified:

Land Capability Class		Irrigated Crop Suitability	Rangeland Suitability	Dry Farm Suitability	Acres
If Irrigated	Non-Irrigated				
II	III	N/A	Well Suited	NA	21.5
NA	III		Well Suited	NA	19.5
NA	IV		Well Suited	NA	159
NA	VI		Moderately Suited	NA	25
NA	VII		Poorly Suited	NA	115
				Total	340

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Exhibit A shows the location, topography, and land use designations of the site and adjacent properties.

Compliance with the agricultural Preserve Rules of Procedure

The property meets the current eligibility requirements for a rangeland preserve since it has approximately 340 acres gross and has more than 100 acres (approximately 225 acres) of land described in the soils survey as well-suited to moderately-suited as rangeland.

The appropriate minimum parcel size is 320 acres since the site consists of grazing lands with predominantly Class IV and VII ratings. The appropriate minimum term of contract is 10 years because the site is located 1 mile from the Urban Reserve Line of Cambria.

Agricultural Preserve Review Committee

The following is an excerpt from the Minutes of the Regular Meeting of the Agricultural Preserve Review Committee held on August 25, 2014 at the Veteran's Hall, 801 Grand Ave, San Luis Obispo, California, at 1:30 p.m.

Terry Wahler presents the staff report. Describes the property, the lot line adjustment and the basis for entering into a new contract.

Bill Robeson: asks if the applicant is here to discuss this proposal with no one coming forward. Opens Public Comment with no one coming forward.

Following the discussion, Jennifer Anderson moved to recommend the Board of Supervisors approve this request to alter the boundaries of an agricultural preserve, rescind an existing Land Conservation Contract, and enter into a new Land Conservation Contract to reflect revised property boundaries from a lot line adjustment. Preserve Designation: Cambria Agricultural Preserve No. 44, Amendment No. 1. Minimum Parcel Size: 320 acres. Minimum term of Contract: 10 years. This motion was seconded by Beverly Gingg, and unanimously approved on an 8-5 vote with Cattleman's Association, Farm Advisor, Wine Industry, Farm Bureau, and County Assessor's office members being absent.

RECOMMENDATIONS

The Agricultural Preserve Review Committee and Planning Commission recommend approval of this request to alter the boundaries of an agricultural preserve to the Board of Supervisors as follows:

Preserve Designation: **Cambria Agricultural Preserve No. 44, Amendment No. 1**

Minimum Parcel Size: **320 Acres**

Minimum Term of Contract: **10 Years**

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FINDINGS

- A.** The proposed amendment of this agricultural preserve is consistent with the San Luis Obispo County General Plan, including the Land Use Element, the Agriculture Element, the Conservation and Open Space Element, and the County's Rules of Procedure to Implement the California Land Conservation Act of 1965 since the preserve is being adjusted to reflect new property boundaries and the agricultural land uses and agricultural productivity will be unchanged.
- B.** The proposed amendment of this agricultural preserve is appropriate and consistent with the rural character of the surrounding area.
- C.** The new contract will enforceably restrict the adjusted boundaries of the newly configured parcel for a minimum of ten years.
- D.** There is no net decrease in the amount of acreage restricted by land conservation contract.
- E.** The new contract for the resulting parcel will consist of at least 90 percent of the land under the former contract.
- F.** The parcel of land after the adjustment will be large enough to sustain the current agricultural use.
- G.** The lot line adjustment will not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to contract.
- H.** The lot line adjustment will not be likely to result in the removal of adjacent land from agricultural use.
- I.** The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.

Report prepared by Terry Wahler
Agricultural Preserve Program